



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Lee

**APR ITEM(S):** 05-IV-22MV

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**NOMINATOR(S):** R. C. Fields, Jr. & Associates

**ACREAGE:** 5.44 Acres

**TAX MAP I.D. NUMBERS:** 92-2((1))16G,17-21

**GENERAL LOCATION:** NE of the South Kings Highway/Southgate Drive intersection

**PLANNING AREA(S):** IV  
**District(s):** Mount Vernon  
**Sector:** Hybla Valley (MV2)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Residential use at 8-12 dwelling units per acre (du/ac)

**ADOPTED PLAN TEXT:** Planned for residential use at 8-12 du/ac with conditions requiring full consolidation, compatibility with surrounding development, transition to the eastern townhouse complex, access from Southgate Drive, and environmental impacts mitigation.

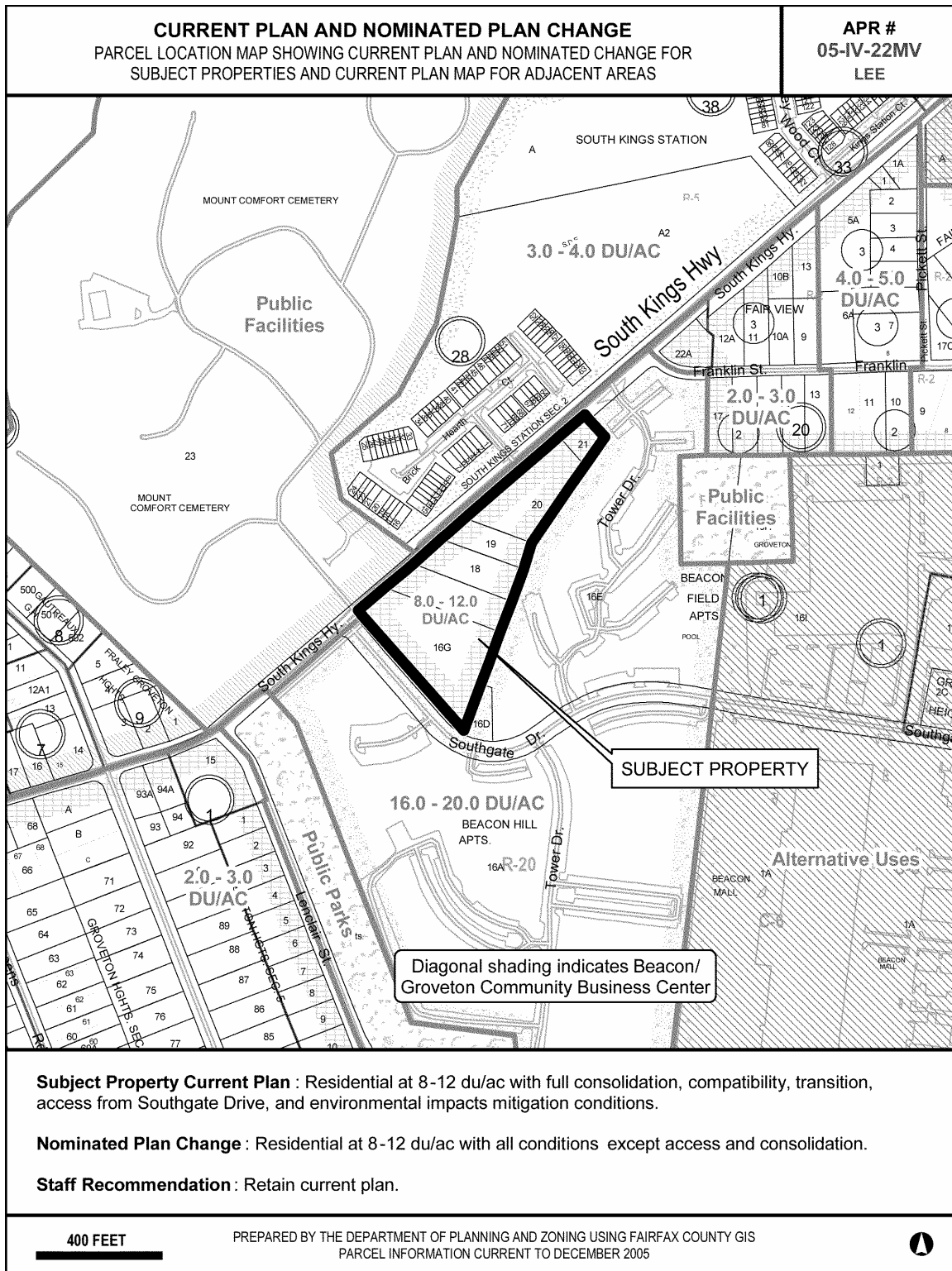
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

**NOMINATED PLAN AMENDMENT:** Planned for residential use at 8-12 du/ac with all conditions except access and consolidation. The nomination would facilitate development of the northern two parcels 92-2((1))20, 21 with access from South Kings Highway.

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### **SUMMARY OF STAFF RECOMMENDATION:**

<input type="checkbox"/>	Approve Nomination as submitted
<input type="checkbox"/>	Approve Staff Alternative
<input checked="" type="checkbox"/>	Retain Adopted Plan



## CONTEXT

**General Location:** Northeast of the South Kings Highway/Southgate Drive intersection

**Planned and Existing Land Use and Zoning:**

**Subject Property:** The subject property is located in the Hybla Valley Community Planning Sector (MV2) of the Mount Vernon Planning District and is planned for residential use at 8-12 du/ac. The entire area is developed with single-family detached units built between 1935 and 1946 and zoned R-2.

**Adjacent Area:**

**North:** South Kings Highway and the South Kings Station townhouse development built at a density of 4.24 du/ac. The development is zoned R-5 and planned for residential use at 3-4 du/ac.

**East and South:** Beacon Field Apartments zoned R-20 and planned for residential use at 16-20 du/ac.

**West:** Southgate Drive and the Beacon Hill Apartments zoned R-20 and planned for residential use at 16-20 du/ac.

## PLANNING HISTORY

No Comprehensive Plan changes have been proposed for this area since 1995.

## ADOPTED COMPREHENSIVE PLAN TEXT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District as amended through 04-25-2005, Hybla Valley Community Planning Sector (MV2), page 108, Land Use Recommendation #2:

“ Parcels 92-2((1))16G-21 located on the east side of South Kings Highway adjacent to Beacon Field Apartments are planned for residential use at 8-12 dwelling units per acre, provided the following conditions are met:

- Full consolidation of all lots is achieved;
- Proposed development is compatible with surrounding development;
- A transition is provided between the apartments to the east and townhouse complex to the west;
- All vehicular access is provided from Southgate Drive; and
- Environmental impacts are mitigated.”

The Comprehensive Plan Map shows subject area as planned for residential at 8-12 du/ac.

## NOMINATED PLAN AMENDMENT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District as amended through 04-25-2005, Hybla Valley Community Planning Sector (MV2), page 108, Land Use Recommendation #2:

“ Parcels 92-2((1))16G-21 located on the east side of South Kings Highway adjacent to Beacon Field Apartments are planned for residential use at 8-12 dwelling units per acre, provided the following conditions are met:

- ~~Full consolidation of all lots is achieved;~~
- Proposed development is compatible with surrounding development;
- A transition is provided between the apartments to the east and townhouse complex to the west; and
- ~~All vehicular access is provided from Southgate Drive; and~~
- Environmental impacts are mitigated.”

The comprehensive Plan Map would not be changed.

## ANALYSIS

The nomination proposes to delete two of the five conditions recommended in the Comprehensive Plan for the subject area. The nominator is seeking to develop parcels 92-2((1)) 20 and 21 at 8-12 du/ac with access from South Kings Highway. The nominator’s justification is that the remaining property owners are not interested in redeveloping their properties and that parcel 92-2((1)) 16D, a part of the Beacon Hill Apartments, does not allow this area to have access via Southgate Drive as recommended by the Comprehensive Plan.

### Environment

The subject property maps indicate that a stream may have been piped under South Kings Highway at sometime in the past. A site investigation and further evaluation of this area during development review would be required for an Environmental Quality Corridor (EQC) determination. The Comprehensive Plan discourages development in EQCs.

A portion of the subject property currently has no soils information. Marine clays are noted in the nearby area. Given the potential hazards of these soils a soils report and possibly a geotechnical study could be warranted during the evaluation of a proposal to develop these parcels. The Comprehensive Plan discourages development in areas that have presence of marine clay.

### Transportation

The nominator proposes to provide access from South Kings Highway at the general location where Brick Hearth Court connects with South Kings Highway. Access from South Kings Highway is not recommended mainly because South Kings Highway is a minor arterial. As stated in the Glossary section of the Comprehensive Plan, the design emphasis of a minor arterial

is to move traffic and not provide access to abutting land. Southgate Drive, a local collector, is preferred instead.

### **Consolidation and Site Design**

The nominator's intention is to develop parcels 92-2((1)) 20, 21 absent consolidation. The small size of the 1.46 acre area is insufficient to produce well planned development with an efficient circulation system. The development of parcels 92-2((1))20, 21 could be further limited because of the site topography which has 0.76 acres of the 1.46 acres site at 15 percent or greater slope. The difference in elevation between parcels 92-2((1))20 and 92-2((1))21 is approximately 33 feet, parcel 92-2((1))21 being lower. The slope begins at the existing house on parcel 21 and drops significantly at the boundary of the two parcels as shown in Figure 1. Each contour line shown in Figure 1 represents a unique elevation at equal intervals from one another. A set of contour lines close to each other indicates steep slopes.

The proposal to delete the consolidation and access conditions would mean that all properties could develop individually. The proposal seeks a piecemeal development which is contrary to the long standing policy for this area. Moreover, piecemeal development is not supported by the Comprehensive Plan.

A reason provided by the nominator for moving the access point to South Kings Highway is that the thin sleeve of parcel 92-2((1))16D, part of the Beacon Hill Apartments property which prohibits access from Southgate Drive as shown in Figure 2. However, access through parcel 92-2((1))16D from Southgate Drive is possible with an access easement agreement between the subject property owners and the Beacon Hills Apartments

### **Cultural Resources**

The site is located next to a recorded Civil War camp which has moderate potential for prehistoric archaeological resources on the terrace adjacent to the floodplain in the northeast corner of the property. The property should be surveyed prior to any development. Should any significant resources be found then those resources should be conserved or the adverse impact of any redevelopment mitigated.

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## **RECOMMENDATION**

The primary reason for planning higher density than the existing R-2 zoning is to achieve consolidation of all subject parcels. Parcel aggregation is essential to the creation of a well planned unified development with access from Southgate Drive, a collector street. The proposed nomination to develop only two of the parcels is contrary to this underlying rationale. Development of the area in a piecemeal fashion would also result in completely surrounding the unconsolidated parcels with higher density uses. The nominator's justification, that the remaining property owners of the subject area are not interested in redeveloping, holds insufficient merit for a Plan change which should be based on better achieving Plan goals, or a change in circumstance. The other justification provided by the nominator is that the thin sleeve of parcel 92-2(1))16D along Southgate Drive is a part of the Beacon Hill Apartments which

### Figure 1. Topography of Area

